RCB 3 Annex 2D: Asset Pool Notification Form

To note, this investor report is subject to completion and amendment. The definitive terms of the transaction will be provided in the final version of the investor report.

Completing the form
Please complete all fields in blue.
Unless specified otherwise, please report data as of the *End Date of reporting period*.

This Asset Notification Form **must be submitted each month and published by the issuer.**

This form must also be sent **at least five business days prior to any proposed assets transfer** (giving details of the size and composition of the transfer) **when such transfer changes the level of over collateralisation by 5% or more.**

Warning
Knowingly or recklessly giving us false or misleading information may be a criminal offence (Regulation 38 of the RCB Regulations and section 398 of the Financial Services and Markets Act 2000).

Sending the form
Send this form to us by email to rcb@fca.org.uk.

Regulated Covered Bonds Team
Prudential Specialists Department
Financial Conduct Authority
12 Endeavour Square
London
E20 1JN

Administration

Name of issuer	Principality Building Society
Name of RCB programme	Prinncipality Covered Bond LLP
Name, job title and contact details of person validating this form	Lauren Palmer Lauren.palmer@principality.co.uk
Date of form submission	21/10/25
Start Date of reporting period	01/09/25
End Date of reporting period	30/09/25
Web links - prospectus, transaction documents, loan-level data	https://www.euroabs.com/IH.aspx?d=26752 https://www.principality.co.uk/home/corporate-governance/investor-relations

Counterparties, Ratings

	Counterparty/ies	Fitch		Moody's	
		Rating trigger	Current rating	Rating trigger	Current rating
Covered bonds		N/A	AAA ("EXP")	N/A	Aaa ("EXP")
Issuer	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Seller(s)	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Cash manager	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Account bank	HSBC	A / F1	F1+/AA-	A3	P-1/Aa3
Stand-by account bank	N/A	N/A	N/A	N/A	N/A
Servicer(s)	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Stand-by servicer(s)	N/A	N/A	N/A	N/A	N/A
Swap provider(s) on cover pool	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Stand-by swap provider(s) on cover pool	N/A	N/A	N/A	N/A	N/A
Swap notional amount(s) (GBP)	£ 968,414,328				
Swap notional maturity/ies	N/A				
LLP receive rate/margin	N/A				
LLP pay rate/margin	N/A				
Collateral posting amount(s) (GBP)	-				

Accounts, Ledgers

	Value as of End Date of reporting period	Value as of Start Date of reporting period	Targeted Value
Revenue receipts (please disclose all parts of waterfall)			
(a) Revenue Receipts - Interest received from Borrowers	£ 3,823,660		N/A
(b) Interest received			N/A
(c) Excess Reserve Fund			N/A
(d) Other Revenue Receipts			N/A
(e) Excess Required Coupon Amount			N/A
(f) Reserve Ledger credit amounts following Notice to Pay			N/A

LESS			N/A
(g) Amounts Belonging to Third Parties			N/A
(h) Required Coupon Amount			N/A
(i) Interest Accumulation Ledger			N/A
Total Available Revenue Receipts	£ 3,823,660		N/A
PRE-ACCELERATION REVENUE PRIORITY OF PAYMENTS			
(a) Fees, costs and expenses of the Trustee;			N/A
(b) Costs and fees of the Agents, any third parties, amounts required to discharge any liability of the Issuer for corporation tax.			N/A
(c) Costs and fees of each of the Servicer, Back-Up Administrator Facilitator, Cash Manager, Account Bank, Custodian, and, where applicable, Back-Up Administrator and Back-Up Cash Manager;			N/A
(d) Asset swap payment			N/A
(e) Term Advance/Liability swap payment representing the bond interest;			N/A
(f) Transaction Accounts			N/A
(g) Reserve Fund			N/A
(h) Excluded Swap Termination Amounts			N/A
(i) Indemnity amount to the Asset Pool Monitor			N/A
(j) Credit to the Coupon Payment Ledger			N/A
(k) Deferred Consideration to the seller	£ 3,823,660		N/A
(l) Liquidation Members Fee			N/A
(m) Members Profit			N/A
Revenue priority of payments total	£ 3,823,660		N/A
Principal receipts (please disclose all parts of waterfall)			
(a) Scheduled amounts received from Borrowers	£ 34,024,421		N/A
(b) Term Advance/Cash Capital Contributions/Sale of Selected Loans			N/A
Total Available Principal Receipts	£ 34,024,421		N/A
PRE-ACCELERATION PRINCIPAL PRIORITY OF PAYMENTS			
(a) Purchase of New Loans or Substitution Assets			N/A
(b) Deposit Principal Receipts in the Transaction Account.			N/A
(c) (i) Amounts due to the Covered Bond Swap Providers			N/A
(ii) Amounts due on the Term Advance			N/A
(iii) Accumulation Series of Covered Bonds			N/A
(d) Capital Distribution to Members	£ 34,024,421		N/A
Principal priority of payments total	£ 34,024,421		N/A
Reserve ledger			N/A
Revenue ledger	£ 3,823,660		N/A
Principal ledger	£ 34,024,421		N/A
Pre-maturity liquidity ledger			N/A

Asset Coverage Test

	Value	Description
A	£ 924,465,872	Adjusted current balance
B	0	Principal collections not yet applied
C	0	Qualifying additional collateral
D	0	Substitute assets
X	£ 141,885	Set-off
Y	£ -	Negative carry
Total	£ 924,323,987	
Method used for calculating component 'A'	ii	
Asset percentage (%)	90.00%	
Maximum asset percentage from Fitch (%)	93.0%	
Maximum asset percentage from Moody's (%)	94.0%	
Maximum asset percentage from S&P (%)	N/A	
Maximum asset percentage from DBRS (%)	N/A	
Credit support as derived from ACT (GBP)	-	
Credit support as derived from ACT (%)	-	

Programme-Level Characteristics

Programme currency	EUR
Programme size	€5bn
Covered bonds principal amount outstanding (GBP, non-GBP series converted at swap FX rate)	£ -
Covered bonds principal amount outstanding (GBP, non-GBP series converted at current spot rate)	£ -
Cover pool balance (GBP)	£ 1,028,359,571
GIC account balance (GBP)	
Any additional collateral (please specify)	
Any additional collateral (GBP)	
Aggregate balance of off-set mortgages (GBP)	0
Aggregate deposits attaching to the cover pool (GBP)	£ 3,488,944

Aggregate deposits attaching specifically to the off-set mortgages (GBP)	0
Nominal level of overcollateralisation (GBP)	N/A
Nominal level of overcollateralisation (%)	N/A
Number of loans in cover pool	8,760
Average loan balance (GBP)	£ 117,393
Weighted average non-indexed LTV (%)	67.3%
Weighted average indexed LTV (%)	61.5%
Weighted average seasoning (months)	41.1
Weighted average remaining term (months)	295.0
Weighted average interest rate (%)	4.49%
Standard Variable Rate(s) (%)	6.80%
Constant Pre-Payment Rate (%, current month)	2.93%
Constant Pre-Payment Rate (%, quarterly average)	2.57%
Principal Payment Rate (%, current month)	6.23%
Principal Payment Rate (%, quarterly average)	5.48%
Constant Default Rate (%, current month)	0.00%
Constant Default Rate (%, quarterly average)	0.00%
Fitch Discontinuity Cap	N/A
Moody's Timely Payment Indicator	Probable- High
Moody's Collateral Score (%)	4.0%

Mortgage collections

Mortgage collections (scheduled - interest)	£ 3,823,660
Mortgage collections (scheduled - principal)	£ 2,449,704
Mortgage collections (unscheduled - principal)	£ 31,574,718

Loan Redemptions & Replenishments Since Previous Reporting Date

	Number	% of total number	Amount (GBP)	% of total amount
Loan redemptions since previous reporting date	192	2.19%	£ 29,110,501.85	2.83%
Loans bought back by seller(s)	0	0%	£ -	0%
of which are non-performing loans	0	0%	£ -	0%
of which have breached R&Ws	0	0%	£ -	0%
Loans sold into the cover pool	0	0%	£ -	0%

Product Rate Type and Reversionary Profiles

					Weighted average				
	Number	% of total number	Amount (GBP)	% of total amount	% Current rate	Remaining teaser period (months)	% Current margin	% Reversionary margin	% Initial rate
Fixed at origination, reverting to SVR	7,759	88.57%	£ 968,414,328	94.17%	4.35%	29	4.35%	0.00%	4.35%
Fixed at origination, reverting to Libor	0	0.00%	0	0.00%	0	0	0	0.00%	0
Fixed at origination, reverting to tracker	0	0.00%	0	0.00%	0	0	0	0.00%	0
Fixed for life	0	0.00%	0	0.00%	0	0	0.00%	0.00%	0
Tracker at origination, reverting to SVR	5	0.06%	£ 1,167,995	0.11%	4.40%	49	0.35%	0.00%	4.40%
Tracker at origination, reverting to Libor	0	0.00%	0	0.00%	0	0	0	0.00%	0
Tracker for life	0	0.00%	0	0.00%	0	0	0	0.00%	0
SVR, including discount to SVR	996	11.37%	£ 58,777,249	5.72%	6.39%	82	-0.51%	0.00%	6.39%
Libor	0	0.00%	0	0.00%	0	0	0	0.00%	0
Total	8,760	100.00%	£ 1,028,359,571	100.00%	4.45%		4.05%		4.45%

Stratifications

Arrears breakdown	Number	% of total number	Amount (GBP)	% of total amount
Current	8,699	99.30%	£ 1,020,284,854	99.21%
0-1 month in arrears	39	0.45%	£ 5,528,965	0.54%
1-2 months in arrears	15	0.17%	£ 1,807,046	0.18%
2-3 months in arrears	3	0.03%	£ 293,991	0.03%
3-6 months in arrears	4	0.05%	£ 444,715	0.04%
6-12 months in arrears	0	0.00%	£ -	0.00%
12+ months in arrears	0	0.00%	£ -	0.00%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Current non-indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	2,719	33.03%	£200,974,621	20.82%
50-55%	379	4.60%	£45,061,398	4.67%
55-60%	474	5.76%	£59,827,128	6.20%
60-65%	509	6.18%	£69,154,305	7.16%
65-70%	645	7.84%	£85,242,647	8.83%
70-75%	772	9.38%	£107,357,628	11.12%
75-80%	726	8.82%	£102,008,184	10.57%
80-85%	792	9.62%	£118,164,847	12.24%
85-90%	875	10.63%	£131,008,460	13.57%
90-95%	340	4.13%	£46,640,583	4.83%
95-100%	0	0.00%	£0	0.00%
100-105%	0	0.00%	£0	0.00%
105-110%	0	0.00%	£0	0.00%
110-125%	0	0.00%	£0	0.00%
125%+	0	0.00%	£0	0.00%

Total	8,760	100.00%	£ 1,028,359,571	100.00%

Current indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	3,907	44.60%	£306,400,744	29.80%
50-55%	666	7.60%	£84,848,053	8.25%
55-60%	648	7.40%	£86,900,865	8.45%
60-65%	651	7.43%	£92,857,949	9.03%
65-70%	619	7.07%	£92,793,619	9.02%
70-75%	590	6.74%	£88,898,680	8.64%
75-80%	550	6.28%	£86,599,824	8.42%
80-85%	483	5.51%	£78,767,642	7.66%
85-90%	316	3.61%	£53,123,404	5.17%
90-95%	178	2.03%	£30,264,455	2.94%
95-100%	75	0.86%	£13,018,049	1.27%
100-105%	39	0.45%	£7,621,413	0.74%
105-110%	19	0.22%	£3,049,391	0.30%
110-125%	15	0.17%	£2,562,869	0.25%
125%+	4	0.05%	£652,613	0.06%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Current outstanding balance of loan	Number	% of total number	Amount (GBP)	% of total amount
0-5,000	583	6.66%	88,685	0.01%
5,000-10,000	40	0.46%	302,255	0.03%
10,000-25,000	207	2.36%	3,716,187	0.36%
25,000-50,000	615	7.02%	24,247,567	2.36%
50,000-75,000	1,140	13.01%	72,651,479	7.06%
75,000-100,000	1,533	17.50%	135,113,446	13.14%
100,000-150,000	2,345	26.77%	287,577,315	27.96%
150,000-200,000	1,188	13.56%	203,091,591	19.75%
200,000-250,000	596	6.80%	132,028,833	12.84%
250,000-300,000	246	2.81%	66,966,002	6.51%
300,000-350,000	125	1.43%	40,256,266	3.91%
350,000-400,000	65	0.74%	24,071,262	2.34%
400,000-450,000	29	0.33%	12,474,571	1.21%
450,000-500,000	19	0.22%	8,967,564	0.87%
500,000-600,000	21	0.24%	11,500,902	1.12%
600,000-700,000	6	0.07%	3,707,595	0.36%
700,000-800,000	1	0.01%	736,624	0.07%
800,000-900,000	1	0.01%	861,424	0.08%
900,000-1,000,000	0	0.00%	0	0.00%
1,000,000 +	0	0.00%	0	0.00%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Regional distribution	Number	% of total number	Amount (GBP)	% of total amount
East Anglia	443	5.06%	£ 66,475,343	6.46%
East Midlands	1,034	11.80%	£ 129,874,779	12.63%
London	136	1.55%	£ 30,545,658	2.97%
North	311	3.55%	£ 30,579,143	2.97%
North West	1,523	17.39%	£ 174,819,564	17.00%
Northern Ireland	0	0.00%	£ -	0.00%
Outer Metro	302	3.45%	£ 48,402,048	4.71%
South East	265	3.03%	£ 40,634,011	3.95%
South West	466	5.32%	£ 58,899,462	5.73%
Scotland	0	0.00%	£ -	0.00%
Wales	2,661	30.38%	£ 269,746,167	26.23%
West Midlands	229	2.61%	£ 28,723,398	2.79%
Yorkshire	1,390	15.87%	£ 149,659,999	14.55%
Other	0	0.00%	£ -	0.00%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Repayment type	Number	% of total number	Amount (GBP)	% of total amount
Capital repayment	7,983	91.13%	£ 937,148,430	91.13%
Part-and-part	26	0.30%	£ 2,724,416	0.26%
Interest-only	751	8.57%	£ 88,486,725	8.60%
Offset	0	0.00%	£0	0.00%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Seasoning	Number	% of total number	Amount (GBP)	% of total amount
0-12 months	2	0.02%	£ 321,772	0.03%
12-24 months	838	9.57%	£ 116,808,065	11.36%
24-36 months	3,180	36.30%	£ 395,017,844	38.41%
36-48 months	1,277	14.58%	£ 177,969,195	17.31%
48-60 months	565	6.45%	£ 70,255,922	6.83%
60-72 months	409	4.67%	£ 43,899,617	4.27%
72-84 months	554	6.32%	£ 59,033,254	5.74%
84-96 months	846	9.66%	£ 80,541,407	7.83%
96-108 months	790	9.02%	£ 63,204,041	6.15%

108-120 months	299	3.41%	£ 21,308,455	2.07%
120-150 months	0	0.00%	£ -	0.00%
150-180 months	0	0.00%	£ -	0.00%
180+ months	0	0.00%	£ -	0.00%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Interest payment type	Number	% of total number	Amount (GBP)	% of total amount
Fixed	7,759	88.57%	968,414,328	94.17%
SVR	287	3.28%	15,976,744	1.55%
Tracker	5	0.06%	1,167,995	0.11%
Other (please specify)	709	8.09%	42,800,505	4.16%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Loan purpose type	Number	% of total number	Amount (GBP)	% of total amount
Owner-occupied	8,237	94.03%	972,917,520	94.61%
Buy-to-let	523	5.97%	55,442,051	5.39%
Second home	0	0.00%	0	0.00%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Income verification type	Number	% of total number	Amount (GBP)	% of total amount
Fully verified	8,760	100.00%	1,028,359,571	100.00%
Fast-track	0	0.00%	0	0.00%
Self-certified	0	0.00%	0	0.00%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Remaining term of loan	Number	% of total number	Amount (GBP)	% of total amount
0-30 months	116	1.32%	£ 3,530,490	0.34%
30-60 months	214	2.44%	£ 9,255,616	0.90%
60-120 months	727	8.30%	£ 48,201,111	4.69%
120-180 months	933	10.65%	£ 84,500,294	8.22%
180-240 months	1,415	16.15%	£ 152,023,743	14.78%
240-300 months	1,671	19.08%	£ 214,372,794	20.85%
300-360 months	1,549	17.68%	£ 209,799,682	20.40%
360+ months	2,135	24.37%	£ 306,675,841	29.82%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Employment status	Number	% of total number	Amount (GBP)	% of total amount
Employed	7,592	86.67%	£ 887,774,498	86.33%
Self-employed	949	10.83%	£ 122,537,598	11.92%
Unemployed	16	0.18%	£ 826,855	0.08%
Retired	109	1.24%	£ 7,344,280	0.71%
Guarantor	0	0.00%	£ -	0.00%
Other	94	1.07%	£ 9,876,340	0.96%
Total	8,760	100.00%	£ 1,028,359,571	100.00%

Covered Bonds Outstanding, Associated Derivatives (please disclose for all bonds outstanding)

Series	N/A
Issue date	N/A
Original rating (Moody's/S&P/Fitch/DBRS)	N/A
Current rating (Moody's/S&P/Fitch/DBRS)	N/A
Denomination	N/A
Amount at issuance	N/A
Amount outstanding	N/A
FX swap rate (rate:£1)	N/A
Maturity type (hard/soft-bullet/pass-through)	N/A
Scheduled final maturity date	N/A
Legal final maturity date	N/A
ISIN	N/A
Stock exchange listing	N/A
Coupon payment frequency	N/A
Coupon payment date	N/A
Coupon (rate if fixed, margin and reference rate if floating)	N/A
Margin payable under extended maturity period (%)	N/A
Swap counterparty/ies	N/A
Swap notional denomination	N/A
Swap notional amount	N/A
Swap notional maturity	N/A
LLP receive rate/margin	N/A
LLP pay rate/margin	N/A
Collateral posting amount	N/A

Programme triggers

Event (please list all triggers)	Summary of Event	Trigger (S&P, Moody's, Fitch, DBRS; short-term, long-term)	Trigger breached (yes/no)	Consequence of a trigger breach

Principality Trigger (Issuer of Default)	Principality's Failure to pay on Covered Bonds or Principality's insolvency. See 'Terms and Conditions of the Covered Bonds' 9(a).	Principality's Failure to pay on Covered Bonds or Principality's insolvency	No	Triggers a notice to pay on the LLP
Seller Trigger	Seller ratings fall below required levels.	Baa3(cr)/BBB-	No	Triggers the requirement to prepare perfection of title documents but not the steps necessary to perfect legal title
Servicer Trigger	Servicer's ratings fall below required levels	Baa3(cr)/BBB-	No	Appoint Back-Up Servicer within 60 days upon breach with the assistance of the Back-up servicer Facilitator
Cash Management Trigger	Cash Managers ratings fall below required levels	Baa3(cr)/BBB-	No	Appoint Back-Up Cash Manager within 60 days upon breach. APM to take over calculation of tests.
HSBC Account Bank Trigger	Account Bank ratings fall below required levels	Fitch rating: F1 or A Moody's rating: A3	No	If not remedied within 30 calender days, all money will be transferred from the account to an account which has the required account bank ratings
Asset Coverage Test	Failure of Asset coverage Test	Adjusted Aggregate Loan Amount less than Aggregate Principal Amount outstanding	No	If not remedied within three calculation dates, triggers Issuer Event of Default
Yield Shortfall Test	Failure of Portfolio Yield Test	Falls below SONIA plus 0.30%	No	Obligation to sell more assets into the pool to increase the yield. If Issuer event of default occurring Increase Standard Variable Rate and/or the other discretionary rates or margins
LLP Event of Default	LLP failure to pay Guarantee, insolvency etc	LLP failure to pay Guarantee, insolvency etc	No	Triggers an LLP Acceleration Notice
Amortisation Test	Failure of Amortisation Test	Amortisation Test Aggregate Loan Amount less than Aggregate Principal Outstanding	No	LLP Acceleration Notice
Interest Rate Shortfall Test	Failure of Interest Rate Shortfall Test	Failure of Interest Rate Shortfall Test	No	Within one business day, give written notice to the LLP and the Security Trustee of the amount of such Interest Rate Shortfall. Seller should offer to sell New Loans and their Related Security to the LLP on or before the next Calculation Date sufficient to avoid such Interest Rate Shortfall on future Calculation Dates
Asset Swap Counterparty Rating Trigger	Counterparty Ratings Downgrade	Fitch rating: A- Moody's rating: A3(cr)	Yes	Collateral posting
Asset Swap Counterparty Replacement Trigger	Counterparty Ratings Downgrade	Fitch rating: BBB- or F3 Moody's rating: Baa3 (cr)	No	Replacement Trigger